DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-103156-LO

Project Name/Address: Bellevue Manor Apartments Renovations/143 Bellevue Way SE

Planner: Christina Behar

Phone Number: 425-452-6997

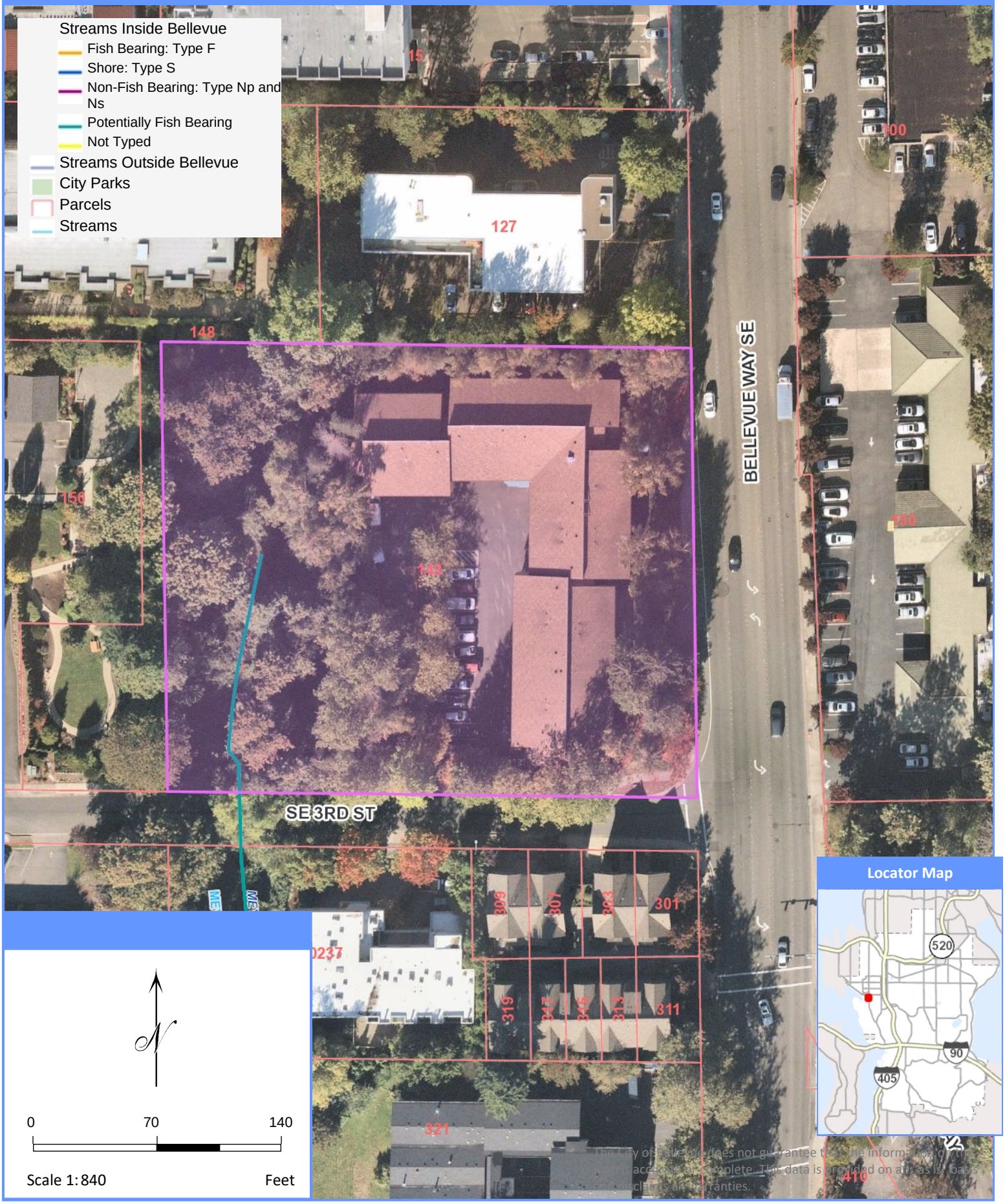
Minimum Comment Period: March 26, 2020

Materials included in this Notice:

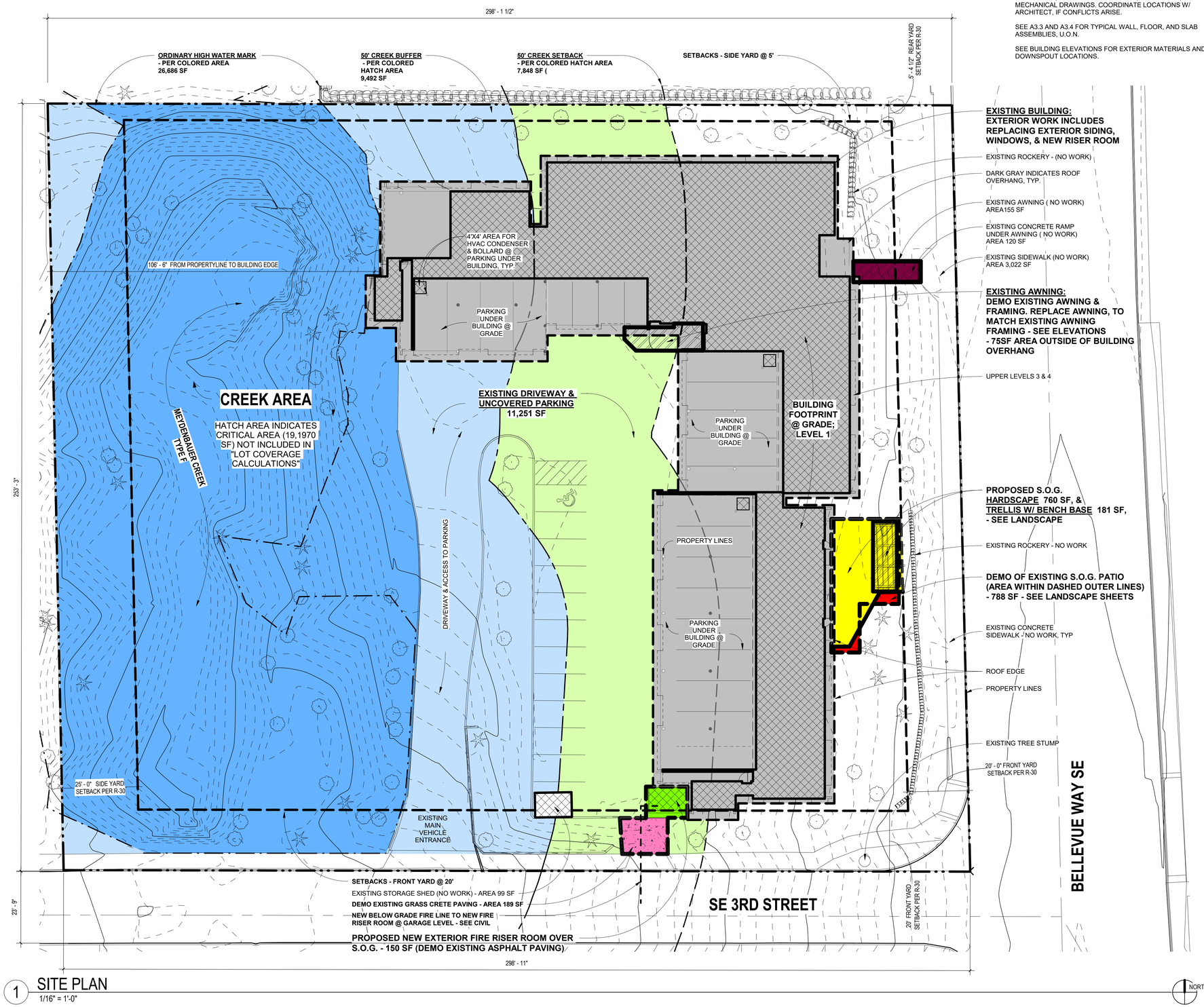
☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

143 Bellevue Way SE



Map Generated on: 02/26/2020



1 SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTES:

REFER TO T1.0 FOR GENERAL NOTES.

SEE CIVIL & LANDSCAPE DRAWINGS FOR EXTERIOR OF BUILDING CONDITIONS BEYOND THE BUILDING PERIMETER.

NOT ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL ITEMS ARE SHOWN, REFER TO STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS. COORDINATE LOCATIONS W/ ARCHITECT, IF CONFLICTS ARISE.

SEE A3.3 AND A3.4 FOR TYPICAL WALL, FLOOR, AND SLAB ASSEMBLIES, U.O.N.

SEE BUILDING ELEVATIONS FOR EXTERIOR MATERIALS AND DOWNSPOUT LOCATIONS.

SITE PLAN LEGEND:

- EXISTING COURT YARD PAVING - SEE LANDSCAPE
- NEW COURT YARD PAVING
- EXISTING RAMP (NO WORK)
- REPLACE EXISTING GRASS-CRETE WITH LANDSCAPING
- REPLACE EXISTING ASPHALT SURFACE WITH SLAB ON GRADE CONCRETE, & AT LANDSCAPED AREA
- ROOF ABOVE
- CRITICAL AREA - CREEK
- 50' CREEK BUFFER
- 50' SETBACK FROM BUFFER

EXISTING IMPERVIOUS SURFACE CALCULATIONS:

EXISTING AREA CALCULATIONS:

TOTAL SITE AREA	=	75,340 sf
PERMEABLE AREA	**=**	**41,922 sf**
SIDEWALK	=	3,022 sf
DRIVEWAY & UNCOVERED PARKING	**=**	**10,911 sf**
AWNING OVER RAMP - NO WORK (RAMP UNDER CANOPY - 120 SF), & AWNING @ GARAGE - (TO BE REPLACED) (AWNING PAST BUILDING ROOF EDGE) 75 SF	=	230 sf
GRASSCRETE (TO BE REPLACED)	=	189 sf
BUILDING ROOF	**=**	**18,179 sf**
STORAGE SHED	=	99 sf
COURTYARD (TO BE REPLACED)	=	**788 sf**
EXISTING NON-PERMEABLE AREA	**=**	**33,418 sf**

PROPOSED IMPERVIOUS SURFACE CALCULATIONS:

PROPOSED AREA CALCULATIONS:

TOTAL SITE AREA	=	75,340 sf
PERMEABLE AREA + NEW LANDSCAPING AT REMOVED GRASSCRETE - 189 sf	**=**	**41,989 sf**
SIDEWALK	=	3,022 sf
DRIVEWAY & UNCOVERED PARKING	=	**10,911 sf**
AWNING OVER RAMP - NO WORK (RAMP UNDER CANOPY - 120 SF), & NEW AWNING @ GARAGE - (AWNING PAST BUILDING ROOF EDGE - 75 SF)	=	230 sf
BUILDING ROOF	=	**18,179 sf**
STORAGE SHED	=	99 sf
NEW COURTYARD 760 sf & TRELLIS W/ BENCH BASE IN COURTYARD	**=**	**760 sf**
NEW FIRE RISER ROOM ROOF ARE	**=**	**150 sf**
PROPOSED NON-PERMEABLE AREA	**=**	**33,351 sf**

EXISTING LOT COVERAGE:

EXISTING AREA CALCULATIONS:

TOTAL SITE AREA	=	75,340 sf
CREEK CRITICAL AREA	=	-26,686 sf
CREEK BUFFER	=	-6,522 sf
ADJUSTED LOT AREA CALCULATION	=	**42,132 sf**
UNCOVERED	**=**	**22,454 sf**
COVERED AREA TOTAL	**=**	**19,678 sf**
COVERED ITEMS:		
BUILDING: RAMP STRUCTURE, ROOF AREAS, STORAGE SHED, & AWNINGS	=	18,701 sf
COURTYARD, & GRASS-CRETE	=	977 sf
EXISTING LOT COVERAGE (19,678 / 42,132)	=	47%

PROPOSED LOT COVERAGE:

PROPOSED AREA CALCULATIONS:

TOTAL SITE AREA	=	75,340 sf
CREEK CRITICAL AREA	=	-26,686 sf
CREEK BUFFER	=	-6,522 sf
ADJUSTED LOT AREA CALCULATION	=	**42,132 sf**
UNCOVERED	**=**	**22,454 sf**
COVERED AREA TOTAL	**=**	**19,611 sf**
COVERED ITEMS:		
BUILDING: RAMP STRUCTURE, ROOF AREAS, STORAGE SHED, & AWNINGS	=	18,851 sf
NEW COURTYARD & TRELLIS (GRASS CRETE REPLACED W/ INDIGENOUS PLANTS	=	760 sf
PROPOSED LOT COVERAGE (19,611 / 42,132)	=	47%

arc architecture resource collaborative
119 MAIN ST, STE #200
SEATTLE, WA 98104-2579
(206) 322-3322

10135 REGISTERED ARCHITECT
JEFFREY JOSEPH WOJDASIEWICZ
STATE OF WASHINGTON

BELLEVUE MANOR APARTMENTS RENOVATIONS

143 BELLEVUE WAY SE
BELLEVUE, WA 98004

King County Housing Authority

BID SET

ISSUE DATE:	JAN 24, 2019

REVISION	DATE	DESCRIPTION
1	11/18/2019	PERMIT REVISIONS
2	01/09/2020	PERMIT REVISIONS

CONTENTS:

SITE PLAN

SCALE:	As indicated
DRAWN:	LW, JK
CHECKED:	DP
PROJECT NO:	2019003.000

SHEET:

A1.0

November 12, 2019

King County Housing Authority
c/o Jon Kamita, Project Manager
a|r|c, architecture resource collaborative
119 Main Street #200
Seattle, WA 98104
Via email: kamita@arcarchitects.com

Re: 143 Bellevue Way SE, Wetland and Stream Delineation Report

The Watershed Company Reference Number: 191040

Dear Jon:

On November 5th, 2019, ecologists Grace Brennan and Roen Hohlfeld visited the subject property located at 143 Bellevue Way SE in Bellevue, WA (parcel #0666000130) to delineate jurisdictional wetlands and streams. This letter summarizes the findings of the study and details applicable federal, state, and local regulations. The following documents are enclosed:

- Stream Delineation Sketch
- Wetland Determination Data Forms

Findings Summary

One stream, Stream A (Meydenbauer Creek), was identified in the western portion of the property. Meydenbauer Creek is a Type F water with a 50-foot buffer and a 50-foot setback. No wetland areas were observed on, or adjacent to, the subject parcel.

Methods

The study area includes parcel #0666000130 and surrounding accessible land within 300 feet where critical area buffers may encumber the subject parcel (Figure 1 and Figure 2).

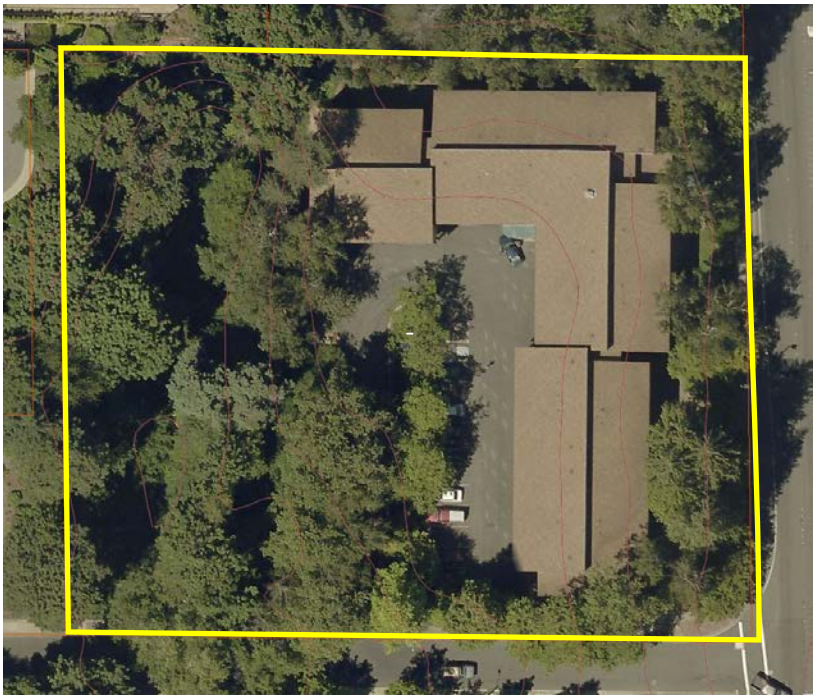


Figure 1. Subject parcel boundary (yellow).

Figure 2. Vicinity map showing subject parcel and surrounding area (yellow).

Public-domain information on the subject properties was reviewed for this delineation study. Resources and review findings are presented in Table 1 of the "Findings" section of this letter.

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (U.S. Army Corps of Engineers 2010). Presence or absence of wetlands was determined on the basis of an examination of vegetation, soils and hydrology. These parameters were sampled at several locations to determine the presence or absence of wetland areas. Soils and hydrology could not be directly assessed in off-site areas. Wetland presence or absence in these areas was estimated based on visual observations of vegetation, topography and aerial photographs.

Characterization of climatic conditions for precipitation in the Wetland Determination Data Forms were determined using the WETS table methodology (USDA, NRCS 2015). The "Seattle Tacoma Intl AP" station from 1981-2010 was used as a source for precipitation data (http://agacis.rcc-acis.org/). The WETS table methodology uses climate data from the three months prior to the site visit month to determine if normal conditions are present in the study area region.

The study area was evaluated for streams based on the presence or absence of an ordinary high water mark (OHWM) as defined by Section 404 of the Clean Water Act, the Washington Administrative Code (WAC) 220-660-030, and the Revised Code of Washington (RCW) 90.58.030. Regulatory stream buffers in the City of Bellevue start from the top of bank, in accordance with the Bellevue Land Use Code (LUC) 20.25H.075. Top of bank is determined based on site topography rather than field indicators.

Findings

The study area is within in the Meydenbauer Creek drainage basin of the Cedar-Sammamish watershed (WRIA 8); Section 32 of Township 25 North, Range 05 East of the Public Land Survey System. It is located near the northern boundary of the West Bellevue neighborhood, within the Lake Washington/Sammamish River sub-watershed which drains into Lake Washington. The subject property is 1.73 acres in size and is developed with apartment building and associated parking lot. The site is relatively flat, with the exception of areas along the western portion of the parcel where Stream A flows through a shallow ravine.

Reviewed public-domain information for the site is summarized below (Table 1).

Table 1. Summary of online mapping and inventory resources.

Resource	Summary
USDA NRCS: Web Soil Survey	*Arents, Alderwood material; Norma sandy loam*
USFWS: NWI Wetland Mapper	*Lake Washington approx. 1,000 ft west of subject parcel.*
WDFW: PHS on the Web	*None.*
WDFW: SalmonScape	*No mapped fish distribution.*
WA-DNR: Forest Practices Activity Mapping Tool	*Lake Washington (Type S) approx. 1,000 ft west of subject parcel.*
King County iMap	*One stream present; Meydenbauer Creek mapped in southwest portion of parcel.*
WETS Climatic Condition	*Wetter than normal.*

Streams

Meydenbauer Creek (Stream A) is located near the western parcel boundary. It enters the parcel in the northwest corner through a culvert, flows to the south and enters a second culvert in the southwest parcel corner. Stream A's streambed substrate is primarily composed of gravel and cobble, with some small boulders and finer organic sediments. The delineated stream reach is on average approximately 10 feet wide, with the exception of a large pool located in the upstream area that is approximately 30 feet wide. The gradient of the stream is approximately five to 10 percent. Stream A has some meanders, as well as a good mixture of pool and riffle habitat, and undercut banks. Although there is no documented presence of salmon in Stream A, it is assumed that the stream provides habitat for fish due to its width, gradient, and connectivity to Lake Washington.

Wetlands

No wetland areas were observed on, or adjacent to, the subject parcel.

Non-Wetland Areas

Non-wetland areas within the subject parcel do not meet the three criteria for hydrophytic vegetation, hydric soils and/or wetland hydrology. In general, non-wetland areas on-site are composed of existing development (apartment building, asphalt parking lot, maintained landscape) and a corridor of riparian vegetation along Stream A. Dominant trees on the parcel include European white birch, American sycamore, and big-leaf maple. The vegetation along Stream A is dominated by Himalayan blackberry and English ivy.

Figure 3. Meydenbauer Creek (Stream A) and existing buffer condition, facing north.

Figure 4. Meydenbauer Creek with culvert discharging into large pool, facing north.

Local Regulations

Standard Stream Buffers

Streams in the City of Bellevue are regulated by the City Land Use Code (LUC) Part 20.25H.075. Bellevue determines stream buffers based on stream type and whether a site is 'developed' or 'undeveloped.' An undeveloped site is "a site that contains no primary structure" (LUC 20.25H.075). Because there is a 'primary structure' on this property, the parcel would be considered developed for the purposes of defining a buffer.

Buffers begin from the top of bank, defined under LUC 20.50.048 as follows:

> *(A) The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 50 feet measured perpendicularly from the break; and*
>
> *(B) For a floodplain area not contained within a ravine, the edge of the active floodplain of a stream where the slope and the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 50 feet measured perpendicularly from the edge.*

Additionally, where a primary structure that has been legally established prior to August 1, 2006 encroaches into the buffer or setback, the buffer and setback are modified to exclude the primary structure's footprint (LUC 20.25H.075.C.1.d).

Based on observations from our site visit, Meydenbauer Creek (Stream A) is a Type F stream. Required buffer and setback widths for the identified stream per LUC 20.25H.075 are presented in Table 2.

Table 2. Stream rating and buffer summary.

Stream Name	Type	Standard Buffer (FT)	Setback (FT)
Meydenbauer Creek (Stream A)	F	50	50

Stream Buffer and Setback Modification

Stream buffers may be modified through buffer averaging (LUC 20.25H.075.C.2.a) in the city of Bellevue. The applicant must submit a Critical Areas Land Use Permit (provided that a mitigation or restoration plan is not required) and demonstrate compliance with the following criteria:

i. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function.

ii. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging;

iii. The total buffer area is not reduced;

iv. The buffer area is contiguous;

v. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard;

vi. Averaging does not result in a significant adverse impact to habitat associated with species of local importance; and

vii. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.

Modification of a buffer setback for open stream segments on developed sites may only be approved through the City of Bellevue's critical areas report process. LUC 20.25H.230 allows for modifications to buffers and setbacks when expected critical areas functions and values are not present due to degraded conditions. A critical areas report, and corresponding mitigation plan, must demonstrate that the modification leads to equivalent or better protection of critical area functions and values. The critical areas report process requires that a minimum 25-foot stream buffer must be maintained.

For stream buffers associated with Type F streams, the following performance standards must be incorporated into the design of the development, as applicable (LUC 20.25H.080.A).

i. *Lights shall be directed away from the stream.*

ii. *Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.*

iii. *Toxic runoff from new impervious area shall be routed away from the stream.*

iv. *Treated water may be allowed to enter the stream critical area buffer.*

v. *The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.*

vi. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.*

vii. *All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.*

State and Federal Regulations

Federal Agencies

Wetlands and streams are regulated by the Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act. Any proposed filling or other direct impacts to Waters of the U.S., would require notification and permits from the Corps.

Federally permitted actions that could affect endangered species may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Compliance with the Endangered Species Act must be demonstrated for activities within jurisdictional wetlands and the 100-year floodplain. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology and a cultural resource study in accordance with Section 106 of the National Historic Preservation Act.

Washington Department of Ecology (Ecology)

Similar to the Corps, Ecology regulates wetlands and streams under Section 401 of the Clean Water Act, and is charged with reviewing, conditioning, and approving or denying certain federally permitted actions that result in discharges to state waters. However, Ecology review would only become necessary if a Section 404 permit from the Corps was issued. Therefore, if filling activities are avoided, authorization from Ecology would not be needed.

Washington Department of Fish and Wildlife (WDFW)

Chapter 77.55 of the RCW (the Hydraulic Code) gives WDFW the authority to review, condition, and approve or deny "any construction activity that will use, divert, obstruct, or change the bed or flow of state waters." This provision includes any in-water work, the crossing or bridging of any state waters and can sometimes include stormwater discharge to state

waters. If a project meets regulatory requirements, WDFW will issue a Hydraulic Project Approval (HPA).

Through issuance of an HPA, WDFW can also restrict activities within a particular timeframe, known as a work window. Work is typically restricted to late summer and early fall. However, WDFW has in the past allowed crossings that don't involve in-stream work to occur at any time during the year.

In general, neither the Corps, Ecology, nor WDFW regulates wetland or stream buffers, unless direct impacts to a wetland or stream are proposed. When direct impacts are proposed, mitigated streams may be required to incorporate buffers based on Corps and Ecology joint regulatory guidance.

Disclaimer

The information contained in this letter is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria referenced above. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, state and federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,

RH

Roen Hohlfeld
Landscape Designer / Ecologist / ISA Certified Arborist®

References

Anderson, P.S. et al. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. (Publication #16-06-029). Olympia, WA: Shorelands and Environmental Assistance Program, Washington Department of Ecology.

Lichvar, R.W. and S. M. McColley. 2008. A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States. ERDC/CRREL TR-14-13. Hanover, NH: U.S. Army Engineer Research and Development Center.

U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). ed. J. S. Wakely, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2015. National Engineering Handbook, Part 650 Engineering Field Handbook, Chapter 19 Hydrology Tools for Wetland Identification and Analysis. ed. R. A. Weber. 210-VI-NEH, Amend. 75. Washington, DC.

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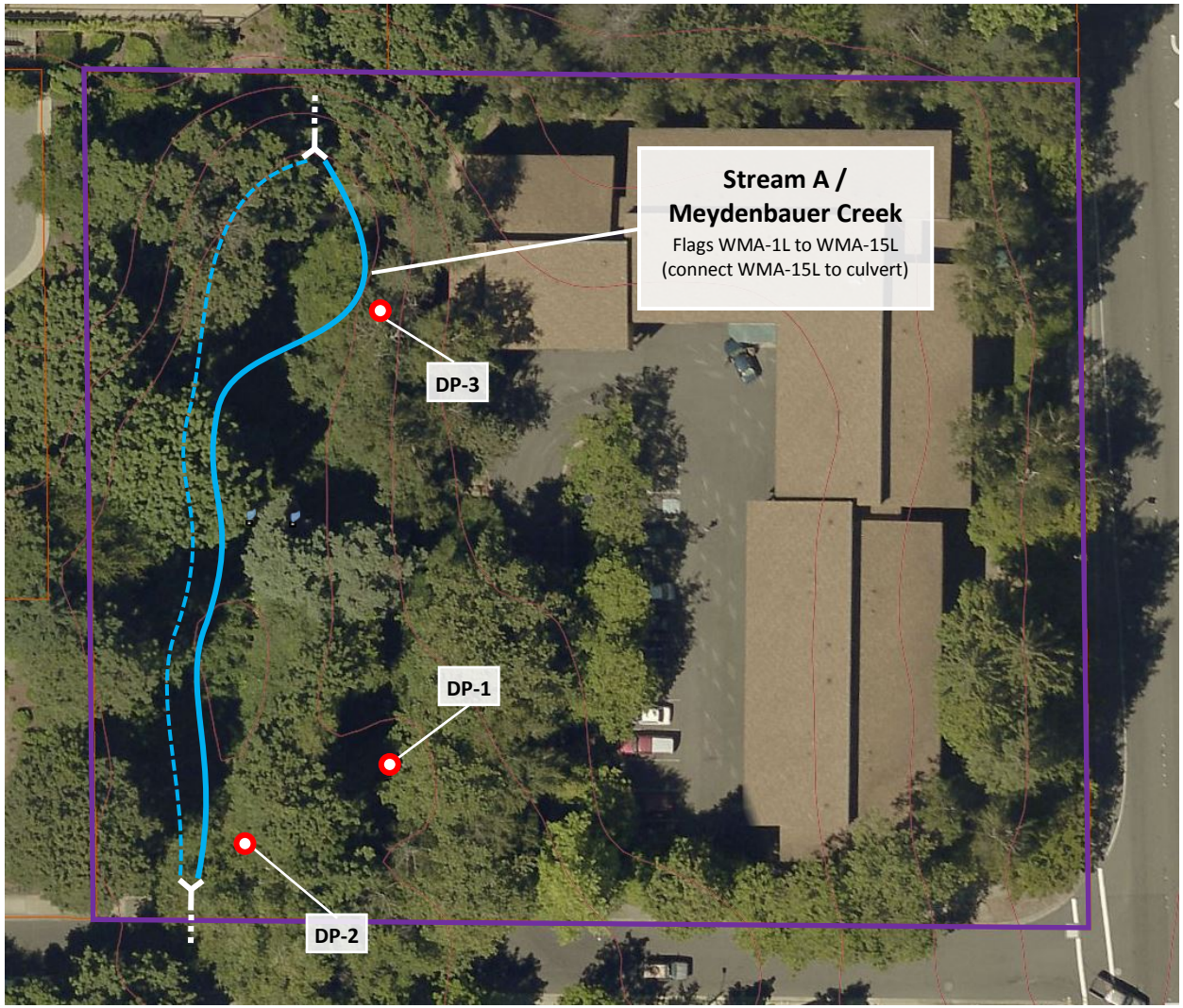
p 425.822.5242 f 425.827.8136

Stream Delineation & Reconnaissance Sketch – Bellevue Manor Apartments property

Site Address:	143 Bellevue Way SE; Bellevue, WA	Prepared for:	ARC Architects & King County Housing Authority
Parcel Number:	0666000130	TWC Ref. No.:	191040
Site Visit Date:	November 5, 2019		



LEGEND

- Subject Parcel
- Delineated Stream OHWM
- Non-delineated Stream OHWM
- Culvert
- Data Point (DP)

Note: Field sketch only. Features depicted are approximate and not to scale.

Stream OHWM is marked with blue- and white-striped flags. Data points are marked with yellow- and black-striped flags.

Topographic contours need to be surveyed to determine top of bank per Bellevue LUC.

THE WATERSHED COMPANY

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP-1

Project/Site: Bellevue Manor Apartments City/County: Bellevue Sampling date: 11/05/2019

Applicant/Owner: King County Housing Authority State: WA Sampling Point: 1

Investigator(s): G. Brennan, R. Hohlfeld Section, Township, Range: S32, T25N, R05E

Landform (hillslope, terrace, etc): depression (excavated) Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Arents, Alderwood material; Norma sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☐ Yes ☒ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☐	No	☒	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soils Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: **Climate wetter than normal. Depression appears to be excavated; 8" storm drain present.**

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Platanus occidentalis*	70	N**	UPL*
2. *Prunus laurocerasus*	15	N	UPL*
3. *Salix lucida*	5	N	FACW
4.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3-m diameter)			
1. *Ilex aquifolium*	5	Y	FACU
2.			
3.			
4.			
5.			
	5	= Total Cover	
Herb Stratum (Plot size: 1-m diameter)			
1. *Hedera helix*	80	Y	FACU
2. *Rubus armeniacus*	5	N	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: 3-m diameter)			
1.			
2.			
	-	= Total Cover	

% Bare Ground in Herb Stratum: -

Dominance Test worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 – Dominance Test is > 50%
- ☐ 3 – Prevalence Index is ≤ 3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks: *Plants with no regional indicator status are assumed to be UPL.

**Rooted outside of plot.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10 YR 2/1	100					Silt loam	
10-16	2.5 Y 4/3	100					Sand with cobble	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Loc: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric soil present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

- ☐ Surface water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ ~~Water-Stained Leaves (**except MLRA 1, 2, 4A & 4B**) (B9)~~
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (explain in remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A & 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (in): -

Water Table Present? Yes ☐ No ☒ Depth (in): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (in): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil dry throughout profile.

THE WATERSHED COMPANY

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP-2

Project/Site: Bellevue Manor Apartments City/County: Bellevue Sampling date: 11/05/2019

Applicant/Owner: King County Housing Authority State: WA Sampling Point: 2

Investigator(s): G. Brennan, R. Hohlfeld Section, Township, Range: S32, T25N, R05E

Landform (hillslope, terrace, etc): Terrace / bench Local relief (concave, convex, none): none Slope (%): 5

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Arents, Alderwood material; Norma sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☐	No	☒	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soils Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: **Climate wetter than normal.**

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 5-m diameter)			
1. *Prunus laurocerasus*	20	Y	FACU*
2.			
3.			
4.			
	95	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3-m diameter)			
1. *Rubus armeniacus*	30	Y	FAC
2. *Laurus nobilis*	15	Y	UPL*
3.			
4.			
5.			
	45	= Total Cover	
Herb Stratum (Plot size: 1-m diameter)			
1. *Hedera helix*	10	Y	FACU
2. *Equisetum telmateia*	5	Y	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	15	= Total Cover	
Woody Vine Stratum (Plot size: 3-m diameter)			
1.			
2.			
	-	= Total Cover	

% Bare Ground in Herb Stratum: -

Dominance Test worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 40% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 – Dominance Test is > 50%
- ☐ 3 – Prevalence Index is ≤ 3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks: *Plants with no regional indicator status are assumed to be UPL.

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10 YR 2/1	100					Silt loam	
2-6	10 YR 2/2	100					Sandy silt loam	
6-11	10 YR 3/2	100					Sandy loam	
11-18	10 YR 3/2	65	10 YR 4/6	35	C	M	Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Loc: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric soil present? **Yes** ☐ **No** ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

- ☐ Surface water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ ~~Water-Stained Leaves (**except MLRA 1, 2, 4A & 4B**) (B9)~~
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (explain in remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A & 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (in): -

Water Table Present? Yes ☐ No ☒ Depth (in): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (in): -

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil dry throughout profile.

THE WATERSHED COMPANY

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

DP-3

Project/Site: Bellevue Manor Apartments City/County: Bellevue Sampling date: 11/05/2019

Applicant/Owner: King County Housing Authority State: WA Sampling Point: 3

Investigator(s): G. Brennan, R. Hohlfeld Section, Township, Range: S32, T25N, R05E

Landform (hillslope, terrace, etc): Terrace / bench Local relief (concave, convex, none): none Slope (%): 5

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Arents, Alderwood material; Norma sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☐	No	☒	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Hydric Soils Present?	Yes	☐	No	☒	
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: **Climate wetter than normal.**

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 5-m diameter)			
1. *Prunus laurocerasus*	20	N**	UPL*
2. *Alnus rubra*	15	N**	FAC
3. *Betula pendula*	15	N**	FACU
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 3-m diameter)			
1. *Rubus armeniacus*	95	Y	FAC
2.			
3.			
4.			
5.			
	95	= Total Cover	
Herb Stratum (Plot size: 1-m diameter)			
1. *Hedera helix*	75	Y	FACU
2. *Solanum dulcamara*	10	N	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: 3-m diameter)			
1.			
2.			
	-	= Total Cover	

% Bare Ground in Herb Stratum: -

Dominance Test worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 – Dominance Test is > 50%
- ☐ 3 – Prevalence Index is ≤ 3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks: *Plants with no regional indicator status are assumed to be UPL.

**Rooted outside of plot.

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10 YR 2/2	100					Sandy loam	
5-9	2.5 Y 3/3	100					Sandy loam	
9-14	2.5 Y 3/2	95	7.5 YR 4/4	5	C	M	Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Loc: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric soil present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

- ☐ Surface water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ ~~Water-Stained Leaves (**except MLRA 1, 2, 4A & 4B**) (B9)~~
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (explain in remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A & 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (in): -

Water Table Present? Yes ☐ No ☒ Depth (in): -

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (in): -

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil dry throughout profile.

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

Environmental Checklist reviewed by Christina Behar (CB) 03/02/2020

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Bellevue Manor Atartments Renovations

2. Name of applicant: [help]
   King County Housing Authority

3. Address and phone number of applicant and contact person: [help]
   119 S. Main St, Suite 200, Seattle WA 98104, 206-322-3232, Jon Kamita

4. Date checklist prepared: [help]
   February 8, 2020

5. Agency requesting checklist: [help]
   Citry of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   February 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   Yes, proposed exterioe attached proposed new fire riser room

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   ~~*Newly delineated wetland, buffer, and setback*~~
   Type F stream based on 11/12/2010 Watershed Company Stream Delineation Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   no

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    ~~*n/a*~~
    Critical Areas Land Use Report, Variance to lot coverage, construction permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
    Selective building remodel includes exterior work, interior corridor remodel, water heater reconfiguration, fire alarm upgrade, and replacement of existing dry fire sprinkler dry system to wet. Proposed new wet sprinkler system will require a new exterior attached fire riser room for proposed new fire sprinkler system in the newly defined delineated wetland area. Wetland Biologist considers the strict interpretation of the ~~*wetland*~~ *setback does not accurately address actual drainage on the property into* ~~*wetland*~~*. All drainage from south side of*

Stream → ~~*wetland*~~

Stream

CB 3/02/2020

Stream

building are draining south and not west to the ~~wetland~~. Also, a driveway is between the proposed riser room and ~~wetland~~, further isolating/separating any drainage from area in question to street side drains.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
143 Bellevue WAY SE, Bellevue WA, 98004
King County parcel number 066600-0130

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☒hilly, ☒steep slopes, ☐mountainous, other: *C*
Site is relatively flat with areas along the northwest portion of the parcel that contain critical or steep slopes where the stream flows. The east half of the site is developed with apartment buildings and asphalt. Proposed construction would be outside 50' top of slope buffer but within 50' stream structure setback.

b. What is the steepest slope on the site (approximate percent slope)? [help]
3 run : 4 rise at low spot of creek and creek bank located about 100' from fire riser room.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Meydenbauer Creek - muck

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
no

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Propopsed riser room footprint is 140 SF, and is located on the existing paved parking and driveway area. Utility extension will be required and existing grasscrete footprint of 187 sf to be removed and replace with native plantings. Depth of excavation is approxiamtly 5'-15', depending on are of slope. Fill to be per

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Yes, proposed fire riser room is located on flat pavement, and adjacent grasscrete is sloping down towards street. Slope declines toward south to street, and not west where ~~wetland~~ is located.
Stream

CB 3/02/2020

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Erosion control regulated by BCC 23.76

~~*Per City requested wetland delination for buffer and setback ratio of lot coverage is 47% (proposed and exiting)*~~ **Approx. 44.2%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
New landscaping with native planting will improve drainage, and filtering of water instead of exiting concrete grasscrete.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Emiision of construction will be due to construction and delivery vehicles. New native planting will greatly reduce green house gasses in leu of existing concrete grasscrete

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
no

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Proposed native plantings.

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
Meydenbauer creek is generally dry, however during long durations of significant wet weather will have pooling of water at low points of creek. **Meydenbauer Creek is potentially fish-bearing**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
Yes, See responses in above questions. **Work will be approx 180' from stream**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]
0% percent will be removed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

CB 3/02/2020

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
no

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
none

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
no

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]
none

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
Storm water will filtrate into landscaped slope with native plantingd

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No, any over flow will flow to street drainage.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No. drainage flow will be as existing conditions.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
Replacement of grasscrete with native planting will reduce water run off and provide filtration.

4. Plants [help] **Erosion control regulated by BCC 23.76**

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs

CB 3/02/2020

☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☒water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
None, will be adding 187 of new landscaping

c. List threatened and endangered species known to be on or near the site. [help]
none

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
Pieris Japonica, Sarcococca Hookeriana Humlis, Polystichum Munitum, Blechnum Spicant, Pulmonaria X "Moonshine"

e. List all noxious weeds and invasive species known to be on or near the site. [help]
none

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
none

c. Is the site part of a migration route? If so, explain. [help]
n/a

Western Washington is part of Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [help]
none

e. List any invasive animal species known to be on or near the site. [help]
none

6. Energy and Natural Resources [help]

CB 3/02/2020

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
n/a

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
n/a

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
n/a

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
no

1) Describe any known or possible contamination at the site from present or past uses. [help]
none

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
none

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
none

4) Describe special emergency services that might be required. [help]
none

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Use of Nativer plantings

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
traffic, equipment, operation

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
traffic, equipment, operation

3) Proposed measures to reduce or control noise impacts, if any: [help]
none

Noise from construction activity is limited to the hours between 7 am to 6 pm on weekdays and 9 am to 6 pm on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
no

The parcel is currently used for multi-family residences. The proposal will not affect current land uses on or nearby adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
no

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
no

c. Describe any structures on the site. [help]
Existing 4 level residential aprmtne building with 66 units

d. Will any structures be demolished? If so, what? [help]
no

e. What is the current zoning classification of the site? [help]
R-30 Multi-Family

f. What is the current comprehensive plan designation of the site? [help]
~~*Remodel and upgrades*~~.

Multi-Family High

g. If applicable, what is the current shoreline master program designation of the site? [help]
na

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
~~*No, however per this remodel a new delineated wetland, buffer and setbacks were defined*~~

Meydenbaur Creek is classified as a Type PF stream.

i. Approximately how many people would reside or work in the completed project? [help]
66-132

j. Approximately how many people would the completed project displace? [help]
0

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
n/a

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l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
Maintaining existing slope which slopes toward street, and adding native plantings

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
Only non-evasive native planting used

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
66 existing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
none

c. Proposed measures to reduce or control housing impacts, if any: [help]
No distruption of access to driveway and parking and entrances.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
48′-6″

b. What views in the immediate vicinity would be altered or obstructed? [help]
none

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
Removing grasscrete and replacing with native planting will add to the natural surrounding.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
none

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
none

c. What existing off-site sources of light or glare may affect your proposal? [help]
none

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
none

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Wild Wood Park

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
none

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
none

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
Click here to enter text.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
na

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
na

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Corner of SE 3rd St, and Bellevue Way SE

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
Yes, two public bus stops within a half block away and across Bellevue Way

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No work, none

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
no

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
Yes, replacing existing dry sprinkler system with new wet sprinkler requires a new 6" water line from SE 3rd St.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
unkown

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
no

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Per Right-of-way permit to be completed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
no

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
none

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
electricity, water, refuse service, telephone, sanitary sewer

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
replacing existing dry sprinkler system with new wet sprinkler requires a new 6" water line from SE 3rd St.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:_____

Name of signee: *Jon Kamita*
Position and Agency/Organization: *Project Manager, ARC Architects*
Date Submitted: *February 8, 2020*